

BOARD OF ZONING APPEALS

CITY OF MILWAUKEE

REGULAR MEETING – January 24, 2002
City Hall, Common Council Committee Room 301-B

MINUTES

PRESENT:

Chairman: Craig H. Zetley (*voting on items 1-62*)

Members: Scott R. Winkler (*voting on items 1-46, 48-62*)
Catherine M. Doyle (*voting on items 1-59, 61-62*)
Roy B. Nabors (*voting on items 1-62*)

Alt. Board Members: Georgia M. Cameron (*voting on items 47-62*)
Donald Jackson (*voting on items 1-47*)

START TIME: 2:15 p.m.

End Time: 6:45 p.m.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
1	23907 Special Use	Dallas/Hampton AODA Outpatient Mental Health Clinic, Inc., Dianne Dallas; Request to occupy the premises as a social service facility.	2504 W. Wells St. 4th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
2	23643 Special Use	Aunt Emily's Learning Center Celestine L. Rogers; Property Owner Request to occupy the premises as a day care center for 25 children, ages 4 mos. - 12 yrs., open 24 hours.	2466 W. Garfield Av. 7th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
3	23619 Special Use	AM AB LLC M.K. Ali; Property Owner Request to occupy the premises as a gas station with a convenience store and car wash.	2011-23 S. Kinnickinnic Av. A/K/A 2011 S. Kinnickinnic 14th Dist.
	Action:	Adjourned	
4	23732 Special Use	Donald Frasier, Lessee Request to occupy the first floor of the premises for storage of motor vehicle parts.	2335 S. Kinnickinnic Av. A/K/A 2329-35 S. Kinnickinnic Ave. 14th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
5	23949 Extension of Time	Elvis & Marie Gordon E & M Citgo; Property Owner Request to comply with the conditions of case No. 23112.	3708 W. North Av. 17th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
6	23980 Extension of Time	Evaughn High Grace Family Daycare, Inc.; Property Owner Request for an extension of time to comply with the conditions of Case No. 23184.	2809 W. Atkinson Av. 1st Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
7	23978 Dimensional Variance	Carl and Priscilla Kemp Request to construct a single family residence without side setbacks.	3410 N. Lake Dr. 3rd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
8	23972 Dimensional Variance	Prospect Law Building Company Property Owner Request to construct a monument sign on the premises.	1551 N. Prospect Av. 3rd Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That this Variance is granted to run with the land.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
9	23957 Dimensional Variance	Marquette University High School Property Owner Request to expand/resurface parking lot for student parking.	3427 W. Michigan St. A/K/A 3403, 3409-11 W. Michigan St. 4th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That a landscaping and screening plan, meeting the intent of s.295-75, is submitted to and approved by the Department of City Development Planning Administration section prior to the issuance of any permits.</p> <p>5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
10	23867 Special Use	P & J Investment I Corp. c/o Mandel Corporation, Inc.; Property Owner Request to construct 3 buildings on the premises with mixed use retail and multi-family residential apartments in each.	141 N. Jefferson St. A/K/A 120 & 136 N. Milwaukee St. 4th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the developer work with the Department of Public Work staff to resolve encroachment and any other right of way issues. 5. That this Special Use is granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
11	23962 Special Use	Alterra Coffee Flushing Station Cafe, LLC, Paul Miller; Lessee	1701 N. Lincoln Memorial Dr. 4th Dist.
		Request to occupy the premises as a type 'A' restaurant.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the applicant obtain all necessary approvals and permits from Milwaukee County with regard to access to Lincoln Memorial Drive.</p> <p>5. That final site plans, elevation plans, and signage plans are submitted to, and approved by the Department of City Development-Historic Preservation Section prior to the issuance of any permits.</p> <p>6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
12	23981 Special Use	Thanks A-Lot, LLC Property Owner Request to continue occupying the premises as a surface parking lot.	843-63 N. Plankinton Av. A/K/A a/k/a 201-27 W. Kilbourn Av. 4th Dist.
	Action:	Granted 1 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner shall maintain landscaping and screening in accordance with plans as approved by the Department of City Development. 5. That all prior conditions of the Board regarding this property are complied with. 6. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
13	23904 Use Variance	Community Relations -Social Development Commission Lessee Request to continue occupying the premises as a social service and residential living facility.	1927 N. 4th St. 6th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
14	23948 Special Use	Joel Kinlow Children's Trinity LLC; Property Owner	3617-19 N. Port Washington Rd. 6th Dist.
		Request to continue occupying the premises as a day care center for 40 children, ages 6 wks. - 12 yrs., with extended business hours from 6 a.m. to 12 a.m.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the outdoor play area is not utilized after 8:00 P.M.</p> <p>5. That the petitioner keep the area free of litter and debris, and that the lawn be maintained in an attractive manner.</p> <p>6. That signage is limited to a maximum of fifty (50) square feet.</p> <p>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
15	23954 Special Use	Angela B. Stott Little Angel Academy Child Development Center; Lessee Request to continue occupying the premises as a day care center for 45 children, ages 6 wks. - 12 yrs., with expanded hours of operation (open 24 hrs.) Monday - Friday. Action: Granted 10 yrs. Motion: Donald Jackson moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no vehicle are on the unpaved surfaces. 5. That the side parking be limited to employees and day care van. 6. That parent drop-offs and pick-ups take place on Port Washington Road. 7. That all previous conditions of case No. 23340 are complied with. 8. That the outdoor play area not be utilized after 8:00 P.M. 9. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	3416-20 N. Port Washington Rd. 6th Dist.
16	23976 Special Use	Christian Faith Fellowship Church East Lessee Request to occupy the premises as a church. Action: Adjourned Motion: This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	2001 N. Holton Av. 6th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
17	23941 Special Use	Legacy Bank, Property Owner Request to continue occupying the premises as a bank with the addition of a drive through facility.	2118 W. Fond du Lac Av. A/K/A 2102-16 W. Fond du Lac Ave. 7th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
18	23946 Special Use	Paula Blan Nash, Heavenly Angels; Lessee Request to occupy the premises as a day care center for 46 children, ages 6 wks. - 12 yrs., open 24 hrs. a day and 7 days per week.	2451 W. North Av. A/K/A 2451-57 W. North Ave. 7th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all code violations are corrected and alteration are completed prior to receiving an occupancy certificate. 5. That the applicant obtains an occupancy certificate and complies with all State commercial code requirements for day care centers. 6. That a loading zone be obtained adjacent to the site. 7. That the storefront windows remain as clear glass and are maintained in an attractive manner. 8. That signage is limited to the proposed awning sign. 9. That the petitioner submits proof of interest in the parcel of land intended for use as an outdoor play area. 10. That no portion of the vacant parcel of land south of the alley is developed for parking. 11. That the outdoor play area is not utilized after 8:00 P.M. 12. That the fenced outdoor play area is separated from the alley by some type of physical barrier such as bollards. 13. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
19	23955 Use Variance	Rushdi Hamdan, Lessee Request to occupy the premises as a retail grocery store.	2401-03 N. 21st St. 7th Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	
20	23961 Dimensional Variance	St. Joseph's Hospital of Franciscan Sisters Attn: Pat Kaldor, President; Property Owner Request to construct an addition to the front of the existing hospital.	5000 W. Chambers St. 7th Dist.
	Action:	Granted	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That an air-space lease be obtained for the skywalk over N. 51st Street. 5. That all necessary driveway permits be obtained. 6. That these Variances are granted to run with the land. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
21	23952 Special Use	Anthony Sell d/b/a-Sage Arts Unlimited; Lessee Request to occupy a portion of the premises as a martial arts and fitness studio (recreational facility).	1579 S. 38th St. 8th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
22	23956 Special Use	Nazin Miftarovski d/b/a Nino's;Other Request to occupy the premises as a motor vehicle repair facility (no body bumping).	2300 W. Lincoln Av. 8th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no storage or work on vehicles occur in the public right of way. 5. That the unpaved portions of the lot be paved. 6. That no vehicles block driveway access. 7. That a decorative metal fence is installed along the West Lincoln Avenue frontage. 8. That no disabled or unlicensed vehicles or parts are stored outside. 9. That all repair work is conducted inside of the building. 10. That vehicles associated with the business do not park on the surrounding streets. 11. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
23	23947 Special Use	Howard's Child Development Center/Learning Center Lorese or Toni Howard; Property Owner Request to occupy a portion of the premises as a school.	5235 N. Hopkins St. 9th Dist.
	Action:	Dismissed	
	Motion:	Donald Jackson moved to dismiss the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
24	23975 Special Use	Robert Felder A Car Lot in Wisconsin; Prospective Buyer Request to occupy the premises as a motor vehicle sales, leasing, and service facility.	7240 W. Good Hope Rd. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That no disabled vehicles or parts are stored outside. 5. That all repair work is conducted inside of the building. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
25	23963 Use Variance	Yakov Zinger/Josif Bykhovsky Property Owner Request to continue occupying the premises as a junk yard with outdoor storage.	6780 N. Industrial Rd. 9th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all conditions of case No. 20445 are complied with. 5. That this Variance is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
26	23968 Special Use	Aramark Educational Resources, Inc. d/b/a Children's World Learning Center; Lessee Request to continue occupying the premises as a day care center for 100 children, ages 6 wks. - 12 yrs., from 6 a.m. to 6 p.m.	3812-16 W. Burleigh St. 10th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
27	23944 Special Use	Milwaukee Federation of WELS William Bartholomew; Lessee Request to continue occupying the premises as a second hand sales facility. Action: Granted 10 yrs. Motion: Donald Jackson moved to grant the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That all previous conditions of case No. 20566 are complied with. 5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.	5001 W. Howard Av. 11th Dist.
28	23953 Special Use	Bret Monillier Church of Scientology; Lessee Request to occupy a portion of the premises as a church. Action: Adjourned Motion: This item was adjourned at the request of an interested party and will be rescheduled at the next available hearing.	6806 W. Wedgewood Dr. 11th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
29	23943 Special Use	Harbhajan Singh, Property Owner Request to continue occupying the premises as a motor vehicle pumping station and convenience store with addition of a car wash.	1225 W. Lincoln Av. A/K/A 1221-25 W. Lincoln Ave. 12th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage or display of products or merchandise. 5. There is no outdoor display of banners or other advertising except that which is approved and on the site plan. 6. That a physical separation, such as a fence or railing be provided along the alley on the east side of the site. 7. That revised plans showing fencing details are submitted to and approved by the Zoning Administration Group prior to the issuance of any permits. 8. That the hours of operation for the car wash are limited to 5:00 A.M. to 9:00 P.M. 9. That some type of physical barrier is constructed between the car wash stacking lane and the alley to the east. 10. That the petitioner take all measures necessary to control litter, loitering, and loud noise on the premises, including, but not limited to, hiring private personnel if necessary. 11. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
30	23979 Special Use	David Heyes Layton Square II, L.P.; Property Owner	835 W. Layton Av. 13th Dist.
		Request to construct a Type 'B' restaurant.	
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the site is developed with the pedestrian link (concrete sidewalk) between West Layton Avenue and the main entrance to the restaurant as delineated on the landscaping plan.</p> <p>5. That this Special Use and this Variance are granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
31	23958 Special Use	<p>Playmates Infant & Development Center Barbara Jean Harris; Lessee</p> <p>Request to occupy the premises as a day care center for 60 children, ages 4-1/2 weeks to 12 years, 7 days per week, 24 hours per day.</p> <p>Action: Granted 3 yrs.</p> <p>Motion: Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That a loading zone is obtained on N. 38th Street adjacent to the site. 6. That signage is limited to a maximum total of 50 square feet. 7. That the storefront windows remain as clear glass and are maintained in an attractive manner. 8. That the outdoor play area is not utilized after 8:00 P.M. 9. That the fenced outdoor play area is separated from the alley by some type of physical barrier such as bollards. 10. That the barbed wire is removed from the top of the fence. 11. That this Special Use is granted for a period of three (3) years, commencing with the date hereof. 	3800 W. Vliet St. 17th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
32	23664 Special Use	Wright Auto Sales Charles Wright; Property Owner Request to occupy the premises as a motor vehicle sales, repair and car washing facility.	5003 N. Teutonia Av. 1st Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	This item was adjourned at the request of the alderman and will be rescheduled at the next available hearing.	
33	23977 Special Use	Serenity National Center For Family Preservation, Lessee Request to continue occupying the premises as a day care center with an increase in the enrollment to 97 children, ages 4 wks. - 12 yrs, and additional hours of operation from 6:00 a.m. - 11:30 p.m.	2400-04 W. Capitol Dr. 1st Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That a loading zone is obtained on N. 24th Street adjacent to the site.</p> <p>5. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
34	23938 Dimensional Variance	Marie Boyd/ Mary Kelly Property Owner Request to occupy the premises as an Adult Family Home for 4 clients (women 50 and over).	4525 N. 76th St. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	
35	23965 Use Variance	Harcharan S. Gill, Prospective Buyer Request to occupy the premises as an animal clinic.	7333 W. Burleigh St. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of ten (10) years, commencing with the date hereof.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
36	23974 Special Use	For Him Ministries, Inc. Joseph and Glenda Lovett; Property Owner Request to occupy the premises as a church.	6416 W. Capitol Dr. 2nd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Donald Jackson moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the storefront windows remain as clear glass and are maintained in an attractive manner. 5. That signage is limited to a maximum of 50 square feet. 6. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
37	23915 Special Use	Milwaukee-Prospect LLC Property Owner Request to occupy the premises for self storage, offices and truck rental.	2124 N. Prospect Av. A/K/A 2122 N Prospect Ave. 3rd Dist.
	Action:	Granted 10 yrs.	
	Motion:	Scott Winkler moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That site illumination is controlled to prevent glare onto adjacent streets and residences.</p> <p>5. That signage is limited to a maximum of 50 square feet.</p> <p>6. That the petitioner shall maintain landscaping and screening in a manner that meets the intent of s. 295-75.</p> <p>7. That this Special Use is granted for a period of ten (10) years, commencing with the date hereof.</p>	
38	23926 Use Variance	Tebo Riverside Automotive Peter Bilgo; Property Owner Request to occupy a portion of a residential lot as a parking lot accessory to the existing motor vehicle repair facility at 2750 N. Oakland.	2740-42 N. Oakland Av. 3rd Dist.
	Action:	Adjourned from a prior hearing	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
39	23925 Use Variance	Tebo Riverside Automotive Peter Bilgo; Property Owner Request to occupy a portion of four residential lots as a commercial parking lot to support the existing motor vehicle repair facility at 2750 N. Oakland Av.	2745-57 N. Cramer St. A/K/A 2745, 2749, 2753, & 2757 N. Cramer St. 3rd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
40	23969 Appeal of an Order	SR Bodies, LLC Property Owner Request to appeal the order of the Department of Neighborhood Services.	711 E. Kilbourn Av. 4th Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
41	23874 Dimensional Variance	Evangelical Covenant Church Property Owner Request to construct a ground sign on the premises.	7727 W. Center St. A/K/A 7725 W. Center St. 5th Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
42	23964 Dimensional Variance	<p>Corner Stone Agape, Inc. Agape House for the Elderly/Pastor G. Killingworth; Property Owner</p> <p>Request to occupy the premises as a Community Based Residential Facility (CBRF) for 10 elderly residents.</p> <p>Action: Granted 5 yrs.</p> <p>Motion: Scott Winkler moved to grant the appeal. Second by Donald Jackson.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of five (5) years, commencing with the date hereof. 	2353 N. Buffum St. 6th Dist.
43	23945 Dimensional Variance	<p>Tiffany L. Crosby Property Owner</p> <p>Request to occupy the premises as a group home for a maximum 8 female adolescents.</p> <p>Action: Granted 2 yrs.</p> <p>Motion: Scott Winkler moved to grant the appeal. Seconded by Catherine Doyle.</p> <p>Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.</p> <p>Conditions of Approval:</p> <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of two (2) years, commencing with the date hereof. 	2917-19 N. Richards St. 6th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
44	23912 Special Use	Maxcine Gambrell Angels Watching Over You Child Care and Learning; Property Owner Request to occupy the premises as a day care center for 80 children, ages 3 mo. to 12 yrs, from 7 a.m. to 11 p.m.	2958 N. 2nd St. 6th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Donald Jackson.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares.</p> <p>5. That signage is limited to a maximum of 17&1/2 square feet.</p> <p>6. That the outdoor play area is not utilized after 8:00 P.M.</p> <p>7. That the parking spaces are separated from the fenced outdoor play area by some type of physical barrier such as bollards.</p> <p>8. That this Special Use is granted for a period of five (5) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
45	23882 Dimensional Variance	John Hightower The Hightower Shelter for Children; Property Owner Request to occupy the premises as a shelter care facility for 8 children. Action: Granted 3 yrs. Motion: Donald Jackson moved to grant the appeal. Seconded by Roy Nabors. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That this Variance is granted for a period of three (3) years, commencing with the date hereof.	3518 N. Port Washington Av. 6th Dist.
46	23959 Dimensional Variance	Eric Folds Lessee Request to occupy the premises as a group foster home for 8 adolescents. Action: Adjourned from a prior hearing Motion: Donald Jackson moved to adjourn the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	3201 N. 45th St. 7th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
47	23970 Special Use	Alisha Renee Turner, Lessee Request to occupy the premises as a day care center for 8 children, ages 6 wks. - 12yrs., from 6 a.m. to 12 a.m.	2201 S. 20th St. 8th Dist.
	Action:	Granted 5 yrs.	
	Motion:	Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit and complies with current State commercial code for day cares. 5. That the outdoor play area is not utilized after 8:00 P.M. 6. That the storefront windows remain as clear glass and are maintained in an attractive manner. 7. That this Special Use is granted for a period of five (5) years, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
48	23888 Special Use	Yolanda Cain and Juanita Beeman Creative Minds Learning Academy; Lessee Request to occupy the premises as a day care center for 40 children, ages 4 wks. - 12 yrs., from 6 a.m. to 12 a.m. Action: Granted 6 yrs. Motion: Roy Nabors moved to grant the appeal. Seconded by Catherine Doyle. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained. Conditions of Approval: <ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That the petitioner obtains an occupancy permit for a day care center and complies with all State commercial code requirements for day cares. 5. That the storefront windows remain as clear glass and are maintained in an attractive manner. 6. That the outdoor play area is not utilized after 8:00 P.M. 7. That this Special Use is granted for a period of six (6) years, commencing with the date hereof. 	5833 W. Silver Spring Dr. A/K/A 5803 W. Silver Spring Dr. 9th Dist.
49	23935 Special Use	Tamika Gray Lessee Request to occupy the premises as a day care center for 8 children, operating Monday - Friday 6:30 a.m. to 10:00 p.m. Action: Adjourned from a prior hearing Motion: Catherine Doyle moved to adjourn the appeal. Seconded by Scott Winkler. Vote: 4 Ayes, 0 Nays, 1 C. Zetley Abstained.	3752 N. 23rd St. 10th Dist.

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
50	23991 Dimensional Variance	Sally Ann Burdecki, Property Owner Request to construct a parking slab in the front yard.	3012 S. Pennsylvania Av. 14th Dist.
	Action:	Granted	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the petitioner build in accordance with plans submitted. 4. That the petitioner obtain a permit from the Dept. of Public Works for the proposed curb cut. 5. That this Variance is granted to run with the land.	
51	23967 Dimensional Variance Denied	Berea Lutheran Church Property Owner Request to construct a new ground sign on the premises.	4873 N. 107th St. 15th Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the decision. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
52	23844 Use Variance	Nancy L. Kohl KT Dog Training; Prospective Buyer Request to construct and occupy the premises as a dog training facility.	8215 N. 107th St. 15th Dist.
	Action:	Granted 10 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Georgia Cameron.	
	Vote:	4 Ayes Zetley, Cameron, Nabors, Doyle, 1 Nay Winkler, 0 Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That a revised, scaled, and dimensioned site plan is submitted to and approved by the Zoning Administrative Group within thirty (30) days of the date hereof and prior to the issuance of any permits.</p> <p>5. That a landscaping and screening plan, meeting the intent of s.295-75, is submitted to and approved by the Department of City Development Planning Administration section within thirty (30) days of the date hereof and prior to the issuance of any permits.</p> <p>6. That these Variances are granted for a period of ten (10) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
53	23982 Special Use	La Tonya Johnson, Property Owner Request to occupy the premises as a day care center for 8 children open 24 hours per day.	2363 N. 54th St. 16th Dist.
	Action:	Granted 2 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That the outdoor play area is not utilized after 8:00 p.m.</p> <p>5. That this Special Use is granted for a period of two (2) years, commencing with the date hereof.</p>	
54	23934 Dimensional Variance	Pamela McNealy, Prospective Buyer Request to occupy the premises as a group home for 8 clients (adolescent girls 12-18 yrs. of age).	3812 W. Roberts . 17th Dist.
	Action:	Granted 3 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<p>1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations.</p> <p>2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof.</p> <p>3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained.</p> <p>4. That this Variance is granted for a period of three (3) years, commencing with the date hereof.</p>	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
55	23933 Dimensional Variance	Debra Hunter Saf Haus; Property Owner Request to occupy the premises as a Group Foster Home for 8 children.	4914 N. 25th St. 1st Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Georgia Cameron.	
	Vote:	2 Ayes Winkler, Cameron 2 Nays Nabors, Doyle, 1 C. Zetley Abstained.	
56	23891 Special Use	St. Charles Youth & Family Services Prospective Buyer Request to occupy the premises as a social service facility.	4757 N. 76th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	
57	23950 Special Use	Phillip Simpson Lessee Request to occupy a portion of the building as a church.	6815 W. Capitol Dr. 2nd Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the applicant and will be rescheduled at the next available hearing.	
58	23942 Special Use	Johnny Whitney, Lessee Request to occupy a portion of the premises as a church.	6815 W. Capitol Dr. 2nd Dist.
	Action:	Adjourned	
	Motion:	Scott Winkler moved to adjourn the appeal. Seconded by Catherine Doyle.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
59	23939 Special Use	Pheng Yang Allset Auto; Property Owner Request to continue occupying the premises as a motor vehicle repair facility with the addition of motor vehicle sales.	6333 W. Fond du Lac Av. 2nd Dist.
	Action:	Denied	
	Motion:	Scott Winkler moved to deny the appeal. Seconded by Georgia Cameron.	
	Vote:	2 Ayes, Winkler, Cameron 2 Nays Nabors, Doyle C. Zetley Abstained.	
60	23831 Special Use	Sandstone Petroleum, Inc. Jay Walia; Prospective Buyer Request to continue occupying the premises as a motor vehicle pumping station with a convenience store.	6001 W. Burleigh St. A/K/A 3071 N. 60th St. 2nd Dist.
	Action:	Adjourned	
	Motion:	Roy Nabors moved to adjourn the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
61	23928 Special Use	Amoco Oil Company c/o Micheal Best & Friedrich; Property Owner Request to continue occupying the premises as a motor vehicle pumping station with a car wash facility.	5110 W. Hampton Av. 1st Dist.
	Action:	Granted 1 yrs.	
	Motion:	Catherine Doyle moved to grant the appeal. Seconded by Scott Winkler.	
	Vote:	4 Ayes, 0 Nays, 1 C. Zetley Abstained.	
	Conditions of Approval:	<ol style="list-style-type: none"> 1. That the building and premises shall, in all other respects, comply with applicable building and zoning code regulations. 2. That any permits required to execute the approved plans be obtained within one (1) year of the date hereof. 3. That the Plan of Operation and all plans as submitted to the Board, be fully complied with and maintained. 4. That there is no outdoor storage or display of products or merchandise. 5. That there is no outdoor display of banners or other advertising except that which is approved and on the site plan. 6. That all previous conditions of case No. 20597 are complied with. 7. That the petitioner take all measures necessary to control litter, loitering and loud noise on the premises, including, but not limited to, hiring private personnel. 8. That a six (6) ft. wood board on board opaque fence is installed on the north side of the premises and inside of the guardrail within the next sixty (60) days weather permitting. 9. That only one (1) phone limited to outgoing calls be allowed on the premises. 10. That the hours of operation for the car wash facility and the convenience store are 6 a.m. to 9 p.m. and the hours of operation for the pumping station are from 6 a.m. to 11 p.m. 11. That individually sold cigars, cigarette wrapping paper, Black and Mild cigars, Blunt cigars, glass tubes (i.e. type associated with individually sold flowers) and any other item deemed to be drug paraphernalia not be sold on the premises. 12. That this Special Use is granted for a period of one (1) year, commencing with the date hereof. 	

<u>Item No.</u>	<u>Case No./ Case Type</u>	<u>Description</u>	<u>Premises Address/Ald. Dist.</u>
62	23774 Dimensional Variance	James Cape and Sons Co. Randy Madsen; Lessee Request to occupy the rear of the premises as a crushing and recycling facility for a temporary period of 9 months.	4250 N. 35th St. A/K/A 3470 W. Hopkins St. 1st Dist.
	Action:	Adjourned	
	Motion:	This item was adjourned at the request of the petitioner and will be rescheduled at the next available hearing.	

Other Business:

Board member Doyle moved to approve the minutes of the December 6, 2001 meeting. Seconded by Board member Winkler. Unanimously approved.

The Board set the next meeting for February 14, 2002.

Board member Doyle moved to adjourn the meeting at 6:45 p.m.. Seconded by Board member Winkler. Unanimously approved.

BOARD OF ZONING APPEALS

Acting Secretary of the Board